



VII. C.

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Planning Commission Staff Report

Project Type: Amended Architectural Elevations & Partial Amended Lighting Plan

Meeting Date: March 11, 2019

From: Andrew Stanislav, Planner *AS*

Location: 320 THF Boulevard

Description: **Chesterfield Commons West, Lot 6C (320 THF Blvd) Amended Architectural Elevations & Partial Amended Lighting Plan:** Amended Architectural Elevations and Partial Amended Lighting Plan for a retail anchor on a 6.824 acre tract of land, zoned “PC” Planned Commercial District located on the southwest corner of the intersection of THF Boulevard and RHL Drive (17U330343).

PROPOSAL SUMMARY

McMillan Pazdan Smith Architecture, on behalf of Havertys Furniture, has submitted a request for Amended Architectural Elevations and a Partial Amended Lighting Plan for a 48,380 square foot retail anchor located within the Chesterfield Commons West development on the southwest corner of the intersection of THF Boulevard and RHL Drive. The request is for approval of a color change of various existing elements on the north façade and the addition of neutral color accent lighting in the form of a light cove near the entrance to the retail anchor space as well as replacing the four existing exterior wall sconces. A small portion of the sidewalk pavement at the storefront entry is also proposed to be replaced with a herringbone pattern dry pressed paver, and an additional single door is proposed west of the main entry to match the existing storefront. No other changes are proposed to the north elevation, and the west, south, and east elevations will remain as existing.

HISTORY OF SUBJECT SITE

This development was zoned “PC” Planned Commercial District in 2001 via City of Chesterfield Ordinance 1624, which was repealed and replaced with the approval of the current governing Ordinance [2156](#) in 2005 to allow limited outdoor seasonal storage for the westernmost anchor tenant. A Site Development Concept Plan and various amendments were approved between 2001 and 2004 followed by the approval of two record plats for the development in 2005. A third

record plat to split Lot 6 into three parcels, including subject parcel Lot 6C, was approved in 2010. Site Development Section Plans for the adjacent retail developments on Lots 6A and 6B, as well as the outparcels, were approved and amended between 2002 and 2011, and the Site Development Section Plan for the subject parcel was approved in 2010 for the development of the former Gordman's retail store.

A Design Package was required as part of the Site Development Concept Plan for the Chesterfield Commons West development per the site specific ordinance and was approved in May 2001. The approved Design Package matches that of Chesterfield Commons, essentially rendering Chesterfield Commons West an additional phase of the overall Commons area. The following architectural design guidelines are included in the Design Package pertaining to the retail center:

1. Maintain the hierarchy between the anchor stores, junior anchors and small shops.
2. Create uniformity in the overall design concept while respecting and providing for each Tenant's identity and trade dress.
3. Provide for flexible, visible signability.
4. Utilize proven, high quality materials to create and preserve a design of high quality and maintainability.
5. Provide for a high level of pedestrian animation between the parking area and the storefront.

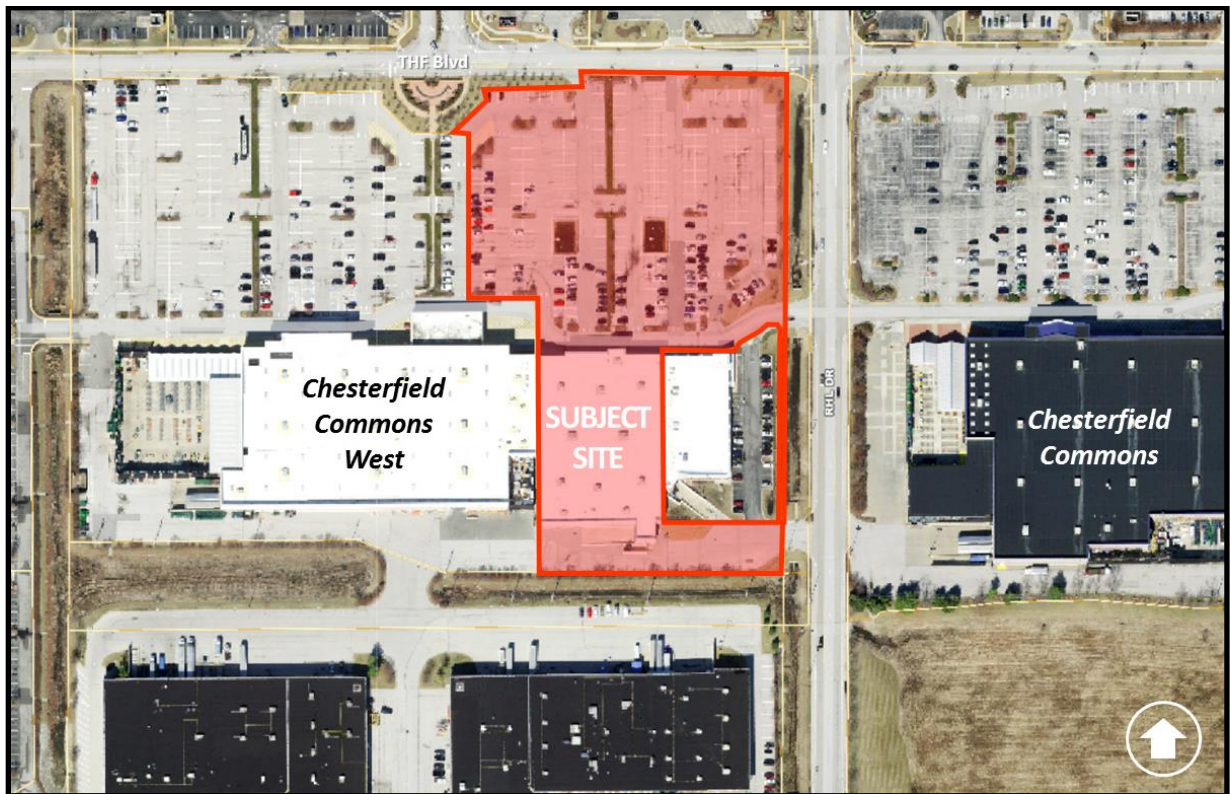


Figure 1: Aerial of Subject Site

STAFF ANALYSIS

Materials and Color

The existing primary building material is brick, consistent with adjacent properties and other developments within the Chesterfield Commons area. Existing accent materials include EIFS and corrugated metal panel near the aluminum storefront entry. Color changes to most of the existing materials on the north elevation are proposed, although no changes are proposed to the type of material as part of this request.

The selected colors proposed are consistent with the Havertys Furniture corporate style as exhibited by photos of existing locations provided by the applicant and possess a neutral tone mostly in variations of grey or white. "Agreeable Grey" is the primary color selected for the upper portions of the masonry on the west and east sides of the north elevation as well as the masonry below the EIFS and surrounding the existing corrugated metal. The existing purple EIFS is also proposed in this same grey color. A lighter white selection is proposed for the top of the parapet, outline of the proposed light cove eyebrow, and the masonry band separating the types of brick on either side of the elevation. A slightly darker grey is also proposed for the base masonry across the façade.

The applicant has incorporated elements of the overall development with the proposed color scheme by preserving the existing red striped pattern brick on the lower portion of the building to remain consistent with the Chesterfield Commons area in respect to architectural design guideline number two of the Design Package. Additionally, no changes are proposed on the west, south, or east elevations. Figure 2 below depicts the existing north elevation as of February 2019 as well as the proposed modifications as part of this request.



Figure 2: Existing (February 2019) and Proposed North Elevation

Lighting

A dark sky compliant, downward-facing LED light cove (3000k fixture) is proposed to serve as accent lighting to the west of the existing storefront under the cornice above the existing EIFS and to the east above the corrugated metal panel positioned within a new eyebrow feature. The east elevation in the applicant’s submittal packet illustrates the slight wrapping of the light cove around the extent of the corrugated metal feature. The lighting will be shielded and not visible from the street.

Additionally, the four existing exterior sconces on the north elevation are proposed to be replaced with a new fixture. The existing fixture was approved as part of the Design Package for the Chesterfield Commons West development and is present on all other retail anchors throughout the Commons. The proposed sconce fixture is square in shape and the applicant has selected a bronze matte finish. Figure 3 below depicts the proposed and existing wall sconce fixtures.

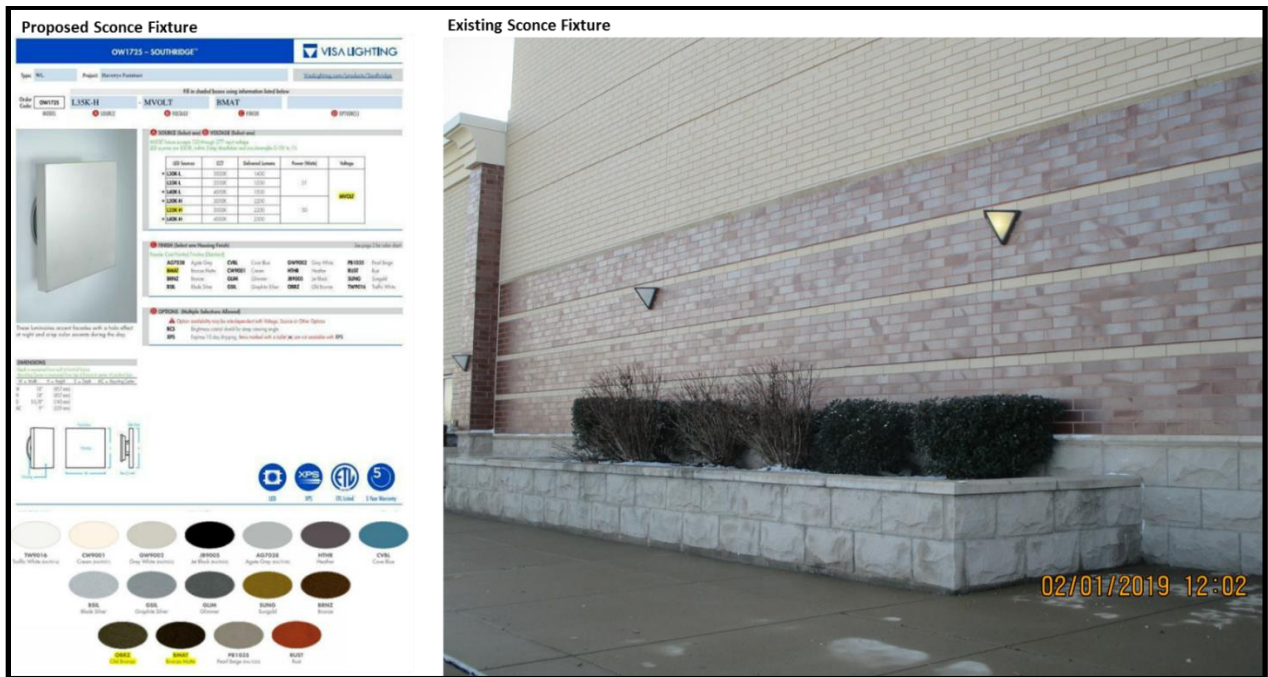


Figure 3: Proposed and Existing Wall Sconce Fixtures

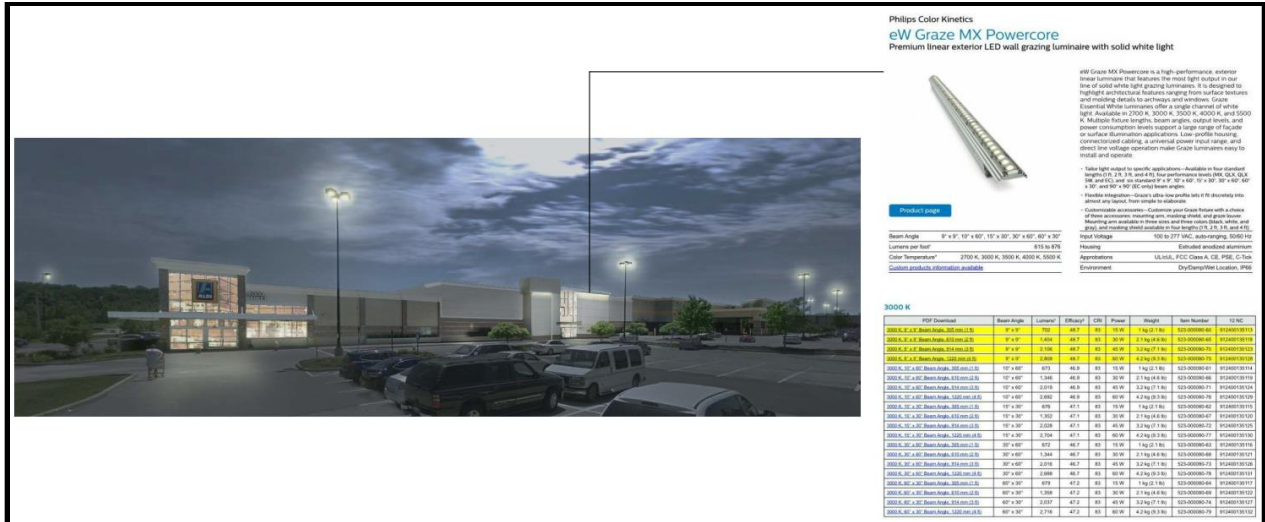


Figure 4: Proposed Light Cove Feature

Landscaping

The existing planters on the north elevation are proposed to remain unchanged. No other changes are proposed to the existing landscaping.

ARCHITECTURAL REVIEW BOARD

On February 14, 2019 this application was reviewed by the City of Chesterfield’s Architectural Review Board. At that time, the Board made a motion to recommend approval as submitted.

STAFF RECOMMENDATION

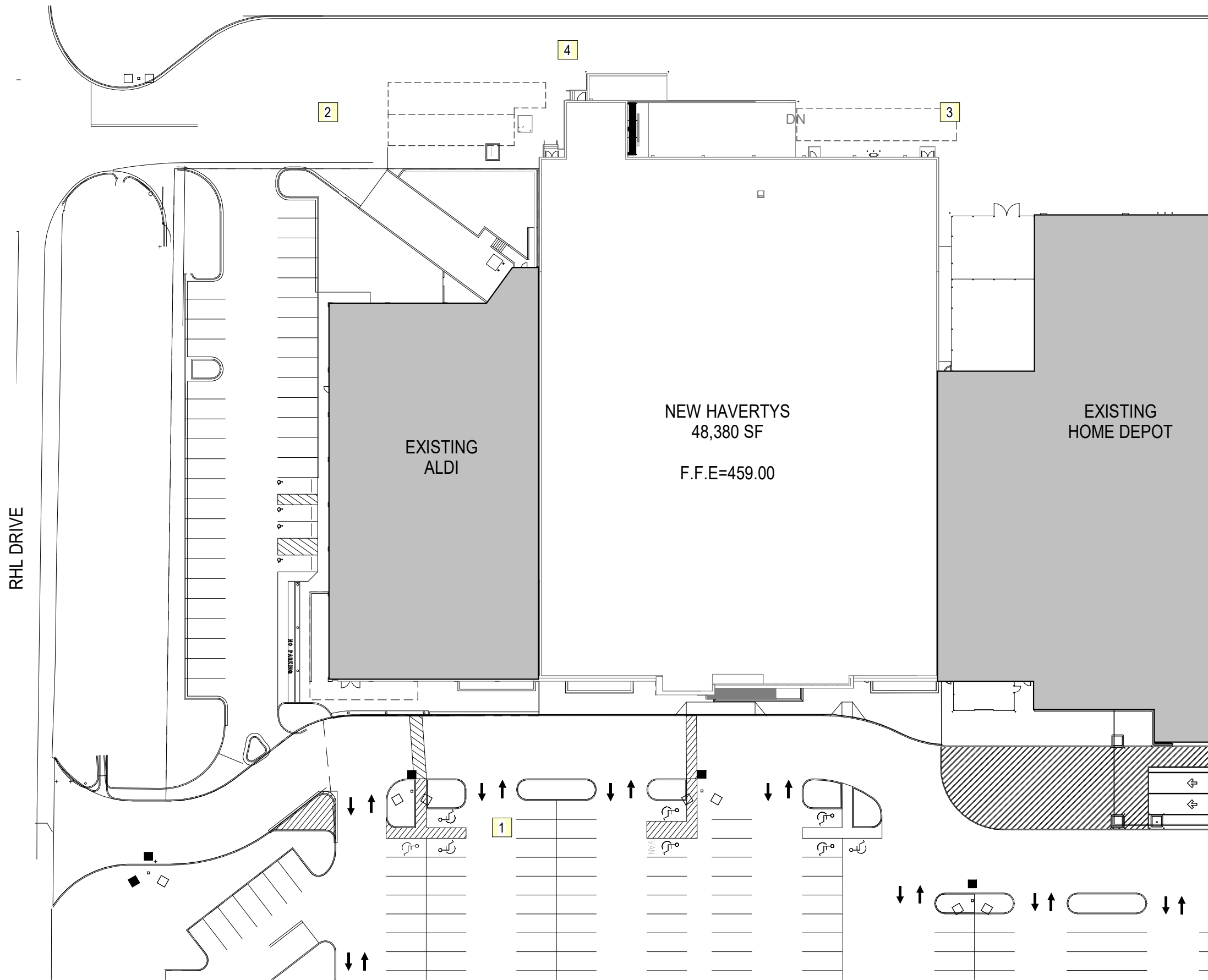
Staff has reviewed the Amended Architectural Elevations and Partial Amended Lighting Plan for Chesterfield Commons West, Lot 6C (320 THF Blvd) and recommends approval. Staff requests action from the Planning Commission.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the Amended Architectural Elevations and Partial Amended Lighting Plan for Chesterfield Commons West, Lot 6C (320 THF Blvd) as presented.”
- 2) “I move to approve the Amended Architectural Elevations and Partial Amended Lighting Plan for Chesterfield Commons West, Lot 6C (320 THF Blvd) with the following conditions ...” (Conditions may be added, eliminated, altered or modified)

Attachments: Amended Architectural Elevations & Partial Amended Lighting Plan Submittal



1. EXISTING FRONT ELEVATION



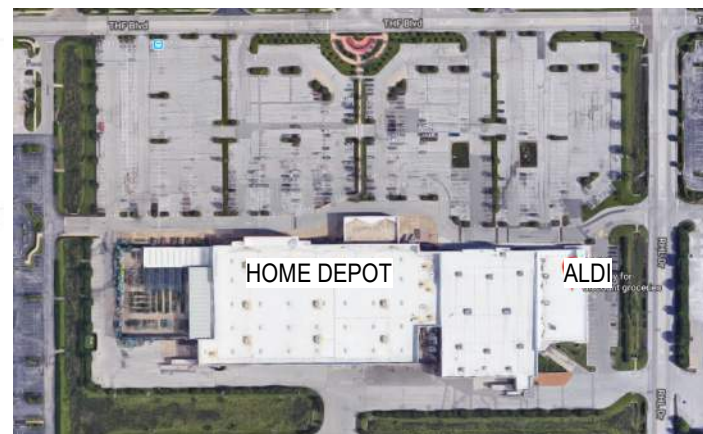
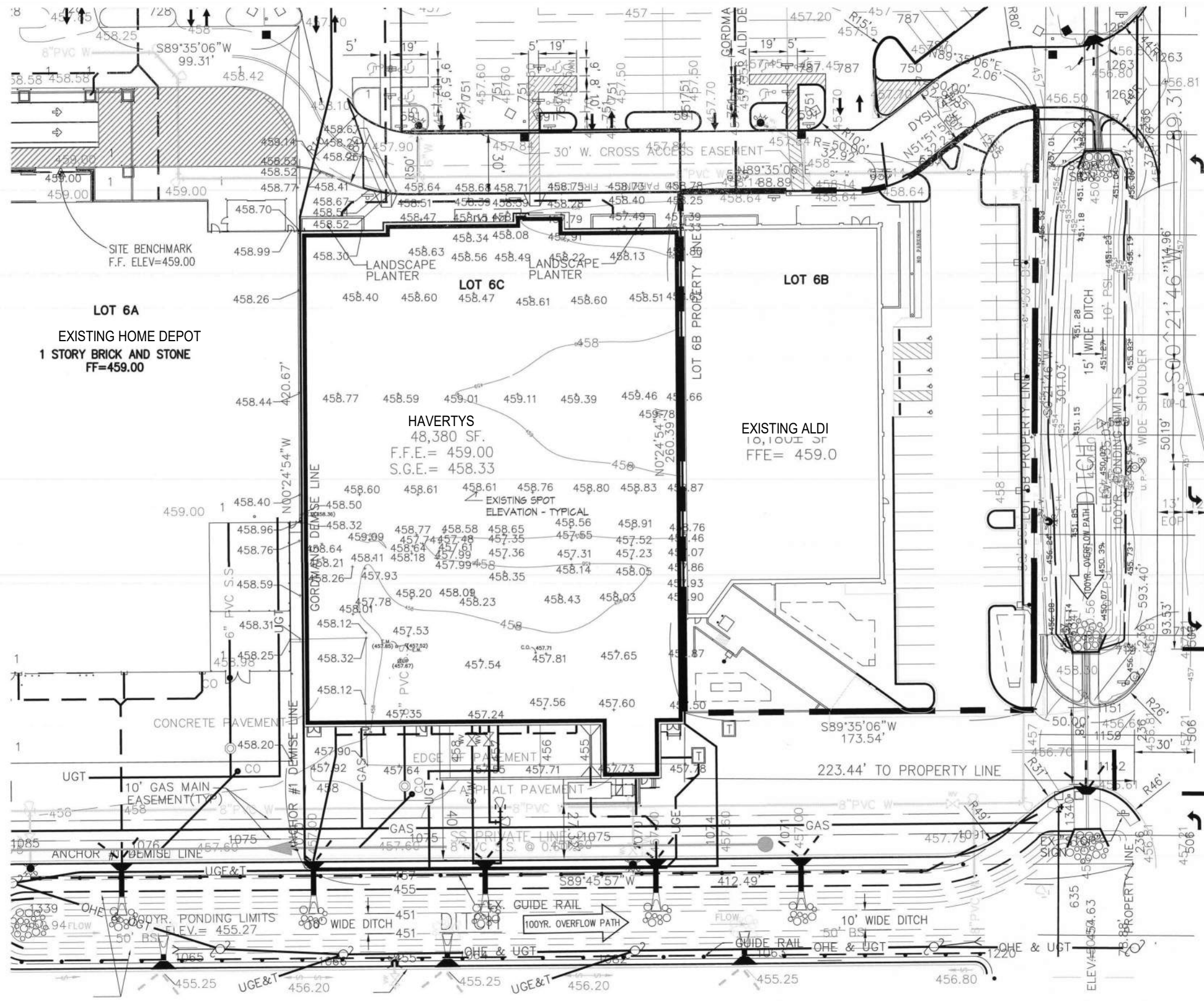
2. EXISTING LOADING DOCK AREA



3. EXISTING REAR ELEVATION

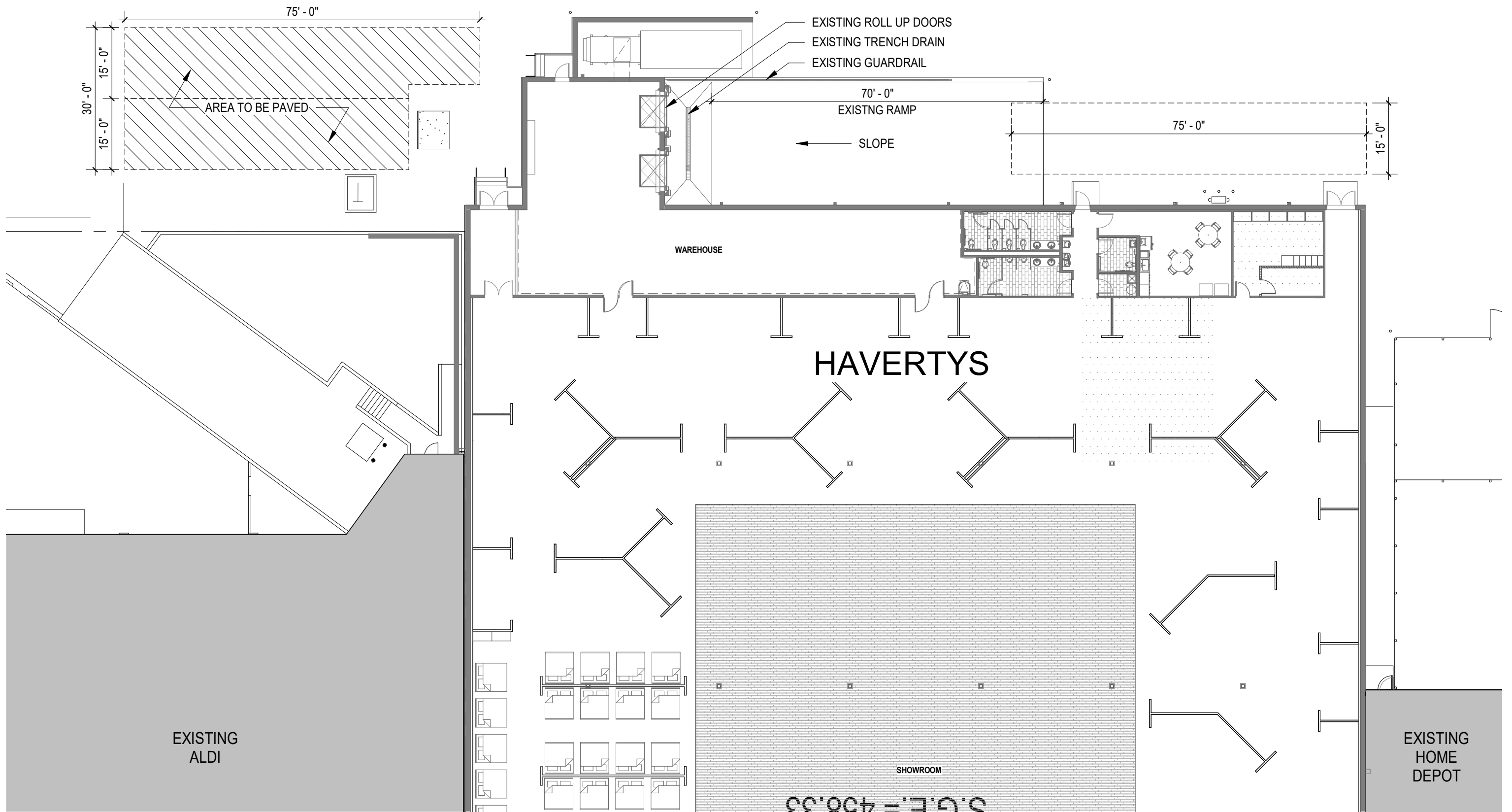


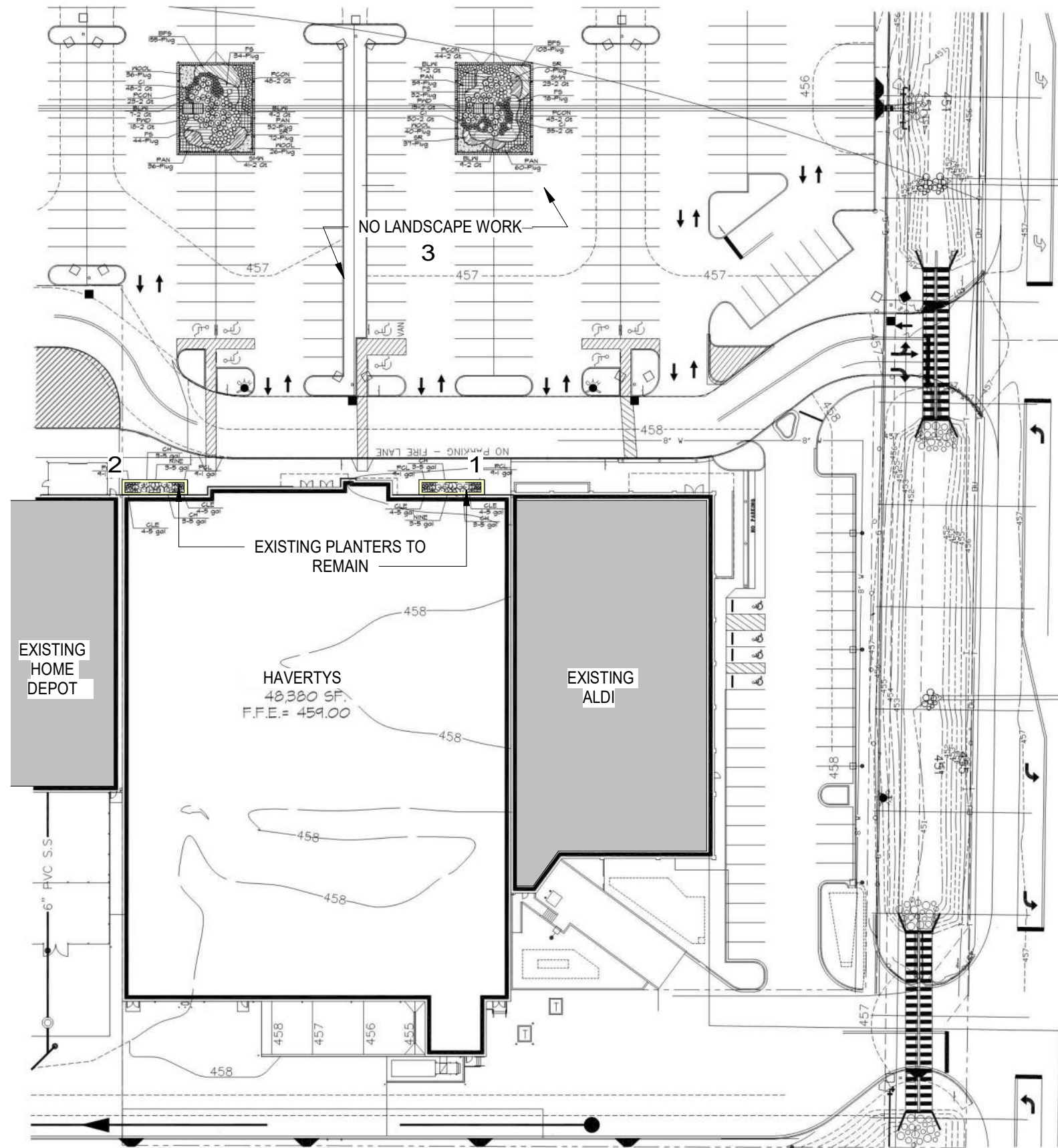
4. EXISTING REAR ELEVATION



SITE LOCATION MAP

- NOTE:**
- EXISTING PARKING TO BE REPAIRED AND RESURFACED.
 - THE EXISTING PARKING NUMBER MEETS THE REQUIREMENTS OF THE OFF STREET PARKING, STACKING AND LOADING REGULATIONS SECTION OF THE CITY OF CHESTERFIELD ZONING ORDINANCE.
 - NO CHANGES ARE BEING MADE TO THE EXISTING PARKING LOT LIGHTING.





1. EXISTING PLANTER TO REMAIN

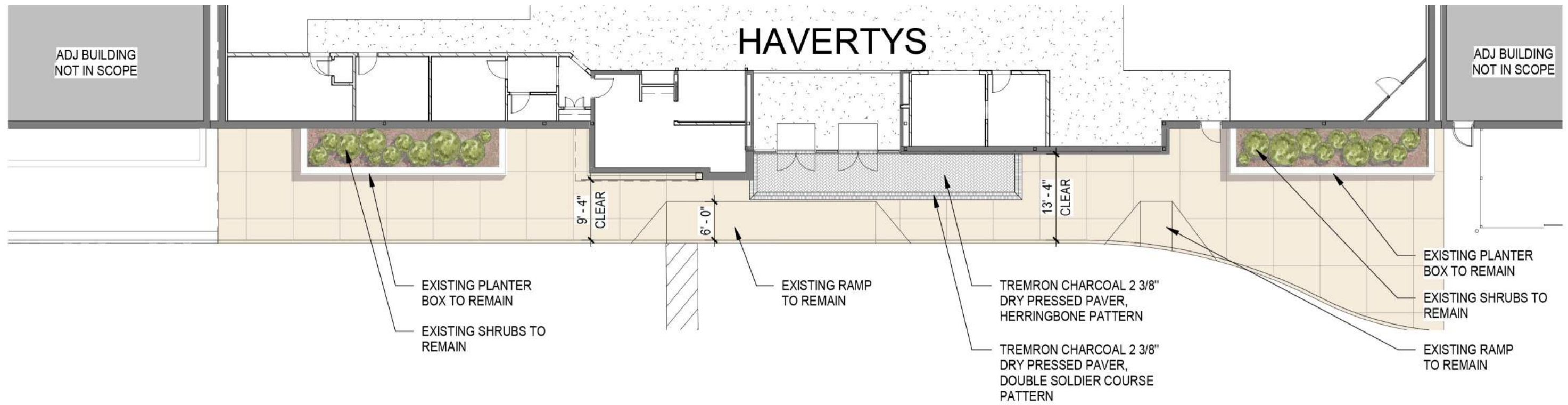


2. EXISTING PLANTER TO REMAIN

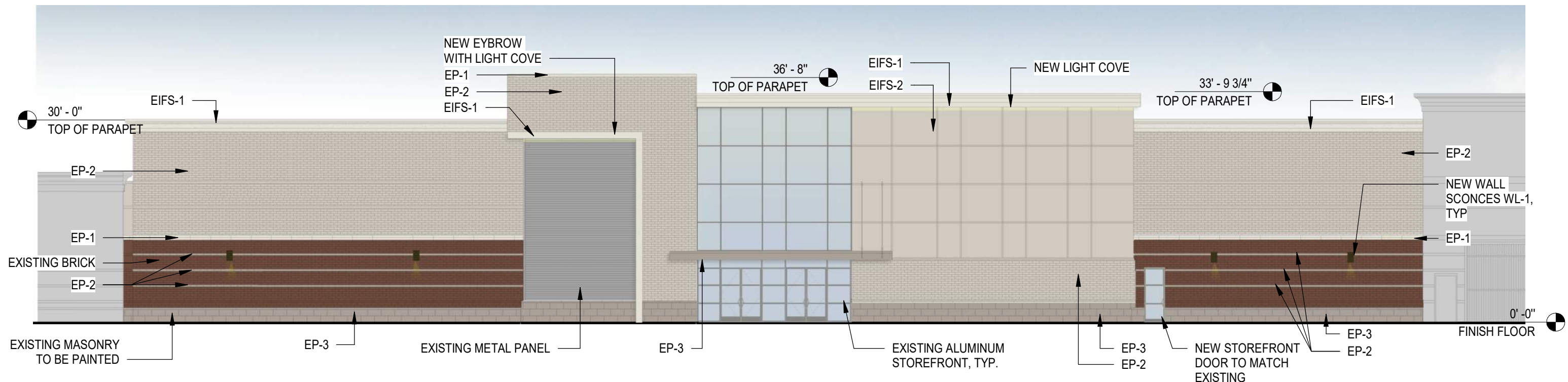


3. EXISTING LANDSCAPE TO REMAIN

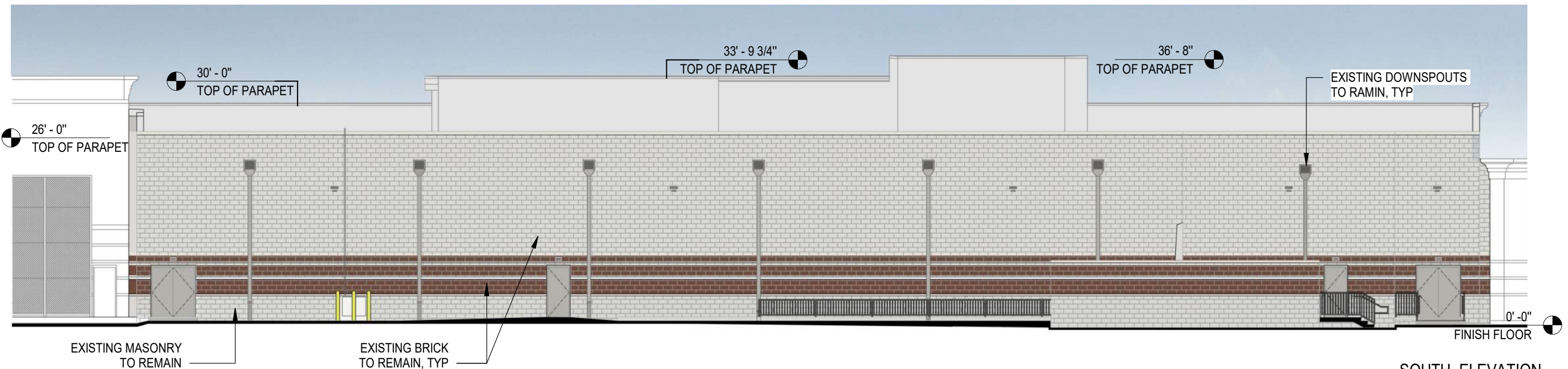
NOTE:
 EXISTING TWO PLANTERS ALONG SIDE WALK TO REMAIN IN FRONT OF THE PROPOSED BUILDING.
 NO CHANGES ARE BEING MADE TO EXISTING LANDSCAPING IN THE AREA.



NORTH ELEVATION EXHIBIT

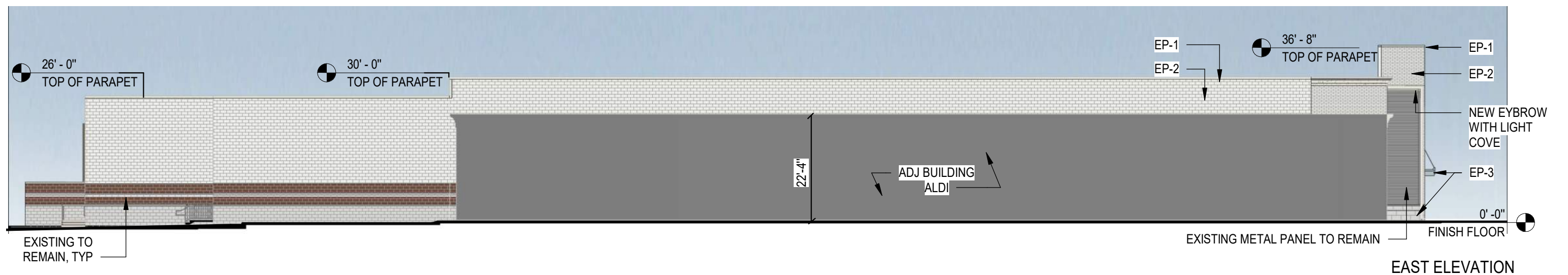
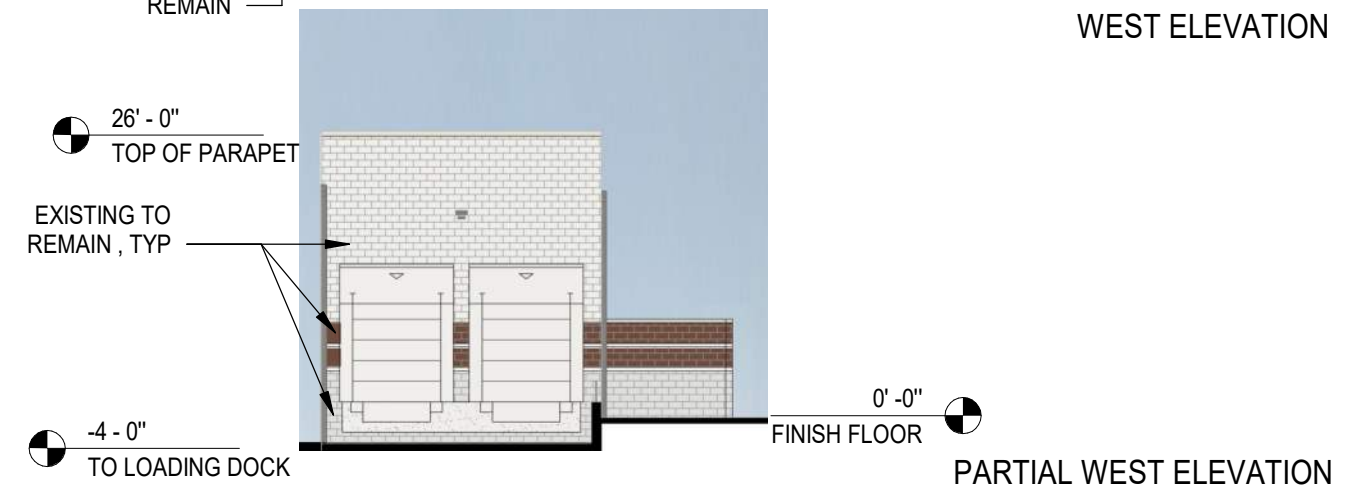
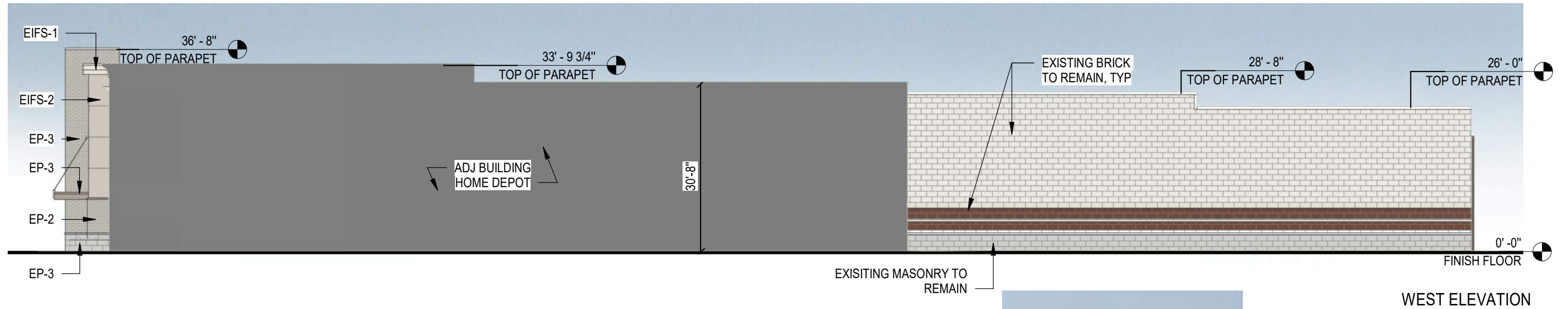


NORTH ELEVATION



SOUTH ELEVATION

- EP-1 : SW7003 TOQUE WHITE
- EP-2 : SW7029 AGREEABLE GREY
- EP-3 : SW7024 FUNCTIONAL GREY
- EP-4 : SW7047 PORPOISE
- EIFS-1: DRYVIT TOQUE WHITE
- EIFS-2 : DRYVIT AGREEABLE GREY



- EIFS- 1 : SW7003 TOQUE WHITE
- EP- 2 : SW7029 AGREEABLE GREY
- EP- 3 : SW7024 FUNCTIONAL GREY
- EP- 4 : SW7047 PORPOISE
- EIFS- 1 : DRYVIT TOQUE WHITE
- EIFS- 2 : DRYVIT AGREEABLE GREY

P-1
COLOR SW 7003
TOQUE WHITE

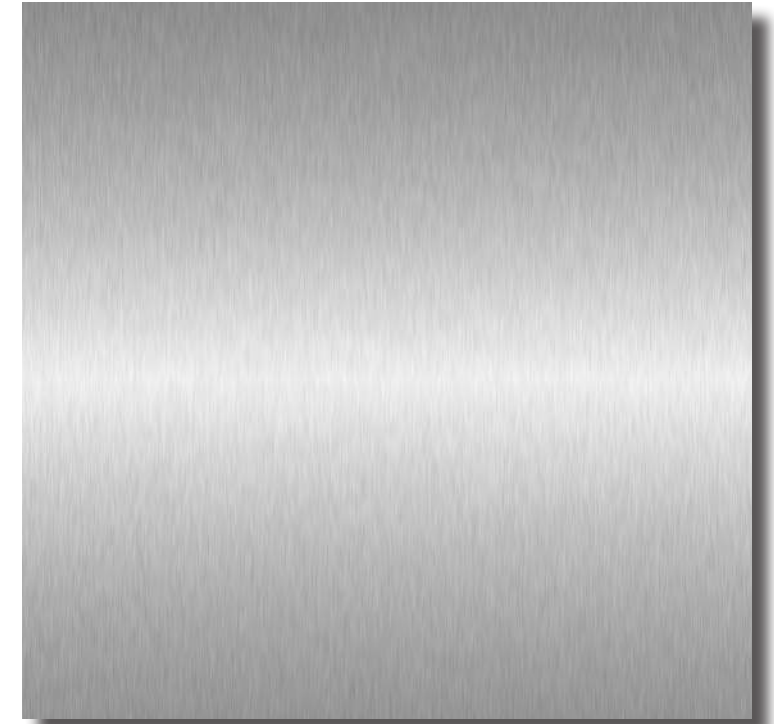
P-2
COLOR SW 7029
AGREEABLE GRAY

P-3
COLOR SW 7024
FUNCTIONAL GRAY

P-4
COLOR SW 7047
PORPOISE



EXTERIOR PAVER
BELLGARD HOLLAND STONE CHARCOAL



EXISTING STOREFRONT
BRUSHED ALUMINUM



EIFS-1
DRYVIT
COLOR SW7003 TOQUE WHITE



EIFS-2
DRYVIT
COLOR SW 7024 AGREEABLE GRAY







Philips Color Kinetics

eW Graze MX Powercore

Premium linear exterior LED wall grazing luminaire with solid white light



eW Graze MX Powercore is a high-performance, exterior linear luminaire that features the most light output in our line of solid white light grazing luminaires. It is designed to highlight architectural features ranging from surface textures and molding details to archways and windows. Graze Essential White luminaires offer a single channel of white light. Available in 2700 K, 3000 K, 3500 K, 4000 K, and 5500 K. Multiple fixture lengths, beam angles, output levels, and power consumption levels support a large range of façade or surface illumination applications. Low-profile housing, connectorized cabling, a universal power input range, and direct line voltage operation make Graze luminaires easy to install and operate.

- Tailor light output to specific applications—Available in four standard lengths (1 ft, 2 ft, 3 ft, and 4 ft), four performance levels (MX, QLX, QLX SW, and EC), and six standard 9° x 9°, 10° x 60°, 15° x 30°, 30° x 60°, 60° x 30°, and 90° x 90° (EC only) beam angles.
- Flexible integration—Graze's ultra-low profile lets it fit discretely into almost any layout, from simple to elaborate.
- Customizable accessories—Customize your Graze fixture with a choice of three accessories: mounting arm, masking shield, and graze louver. Mounting arm available in three sizes and three colors (black, white, and gray), and masking shield available in four lengths (1 ft, 2 ft, 3 ft, and 4 ft).

[Product page](#)

Beam Angle	9° x 9°, 10° x 60°, 15° x 30°, 30° x 60°, 60° x 30°
Lumens per foot ¹	615 to 876
Color Temperature ²	2700 K, 3000 K, 3500 K, 4000 K, 5500 K
Custom products information available	

Input Voltage	100 to 277 VAC, auto-ranging, 50/60 Hz
Housing	Extruded anodized aluminium
Approbations	UL/cUL, FCC Class A, CE, PSE, C-Tick
Environment	Dry/Damp/Wet Location, IP66

3000 K

PDF Download	Beam Angle	Lumens ¹	Efficacy ²	CRI	Power	Weight	Item Number	12 NC
3000 K, 9" x 9" Beam Angle, 305 mm (1 ft)	9° x 9°	702	48.7	83	15 W	1 kg (2.1 lb)	523-000080-60	912400135113
3000 K, 9" x 9" Beam Angle, 610 mm (2 ft)	9° x 9°	1,404	48.7	83	30 W	2.1 kg (4.6 lb)	523-000080-65	912400135118
3000 K, 9" x 9" Beam Angle, 914 mm (3 ft)	9° x 9°	2,106	48.7	83	45 W	3.2 kg (7.1 lb)	523-000080-70	912400135123
3000 K, 9" x 9" Beam Angle, 1220 mm (4 ft)	9° x 9°	2,808	48.7	83	60 W	4.2 kg (9.3 lb)	523-000080-75	912400135128
3000 K, 10" x 60" Beam Angle, 305 mm (1 ft)	10° x 60°	673	46.9	83	15 W	1 kg (2.1 lb)	523-000080-61	912400135114
3000 K, 10" x 60" Beam Angle, 610 mm (2 ft)	10° x 60°	1,346	46.9	83	30 W	2.1 kg (4.6 lb)	523-000080-66	912400135119
3000 K, 10" x 60" Beam Angle, 914 mm (3 ft)	10° x 60°	2,019	46.9	83	45 W	3.2 kg (7.1 lb)	523-000080-71	912400135124
3000 K, 10" x 60" Beam Angle, 1220 mm (4 ft)	10° x 60°	2,692	46.9	83	60 W	4.2 kg (9.3 lb)	523-000080-76	912400135129
3000 K, 15" x 30" Beam Angle, 305 mm (1 ft)	15° x 30°	676	47.1	83	15 W	1 kg (2.1 lb)	523-000080-62	912400135115
3000 K, 15" x 30" Beam Angle, 610 mm (2 ft)	15° x 30°	1,352	47.1	83	30 W	2.1 kg (4.6 lb)	523-000080-67	912400135120
3000 K, 15" x 30" Beam Angle, 914 mm (3 ft)	15° x 30°	2,028	47.1	83	45 W	3.2 kg (7.1 lb)	523-000080-72	912400135125
3000 K, 15" x 30" Beam Angle, 1220 mm (4 ft)	15° x 30°	2,704	47.1	83	60 W	4.2 kg (9.3 lb)	523-000080-77	912400135130
3000 K, 30" x 60" Beam Angle, 305 mm (1 ft)	30° x 60°	672	46.7	83	15 W	1 kg (2.1 lb)	523-000080-63	912400135116
3000 K, 30" x 60" Beam Angle, 610 mm (2 ft)	30° x 60°	1,344	46.7	83	30 W	2.1 kg (4.6 lb)	523-000080-68	912400135121
3000 K, 30" x 60" Beam Angle, 914 mm (3 ft)	30° x 60°	2,016	46.7	83	45 W	3.2 kg (7.1 lb)	523-000080-73	912400135126
3000 K, 30" x 60" Beam Angle, 1220 mm (4 ft)	30° x 60°	2,688	46.7	83	60 W	4.2 kg (9.3 lb)	523-000080-78	912400135131
3000 K, 60" x 30" Beam Angle, 305 mm (1 ft)	60° x 30°	679	47.2	83	15 W	1 kg (2.1 lb)	523-000080-64	912400135117
3000 K, 60" x 30" Beam Angle, 610 mm (2 ft)	60° x 30°	1,358	47.2	83	30 W	2.1 kg (4.6 lb)	523-000080-69	912400135122
3000 K, 60" x 30" Beam Angle, 914 mm (3 ft)	60° x 30°	2,037	47.2	83	45 W	3.2 kg (7.1 lb)	523-000080-74	912400135127
3000 K, 60" x 30" Beam Angle, 1220 mm (4 ft)	60° x 30°	2,716	47.2	83	60 W	4.2 kg (9.3 lb)	523-000080-79	912400135132



Product Features

- Slim linear LED with color changing output and a dimmable system
- Various length available
- To be used with constant voltage DC 24 driver

Specification

- Voltage : DC 24V
- Operating temperature : 0~45°C
- Lamp life : 50,000hrs / 70%
- Available color : 2700K, 3000K, 4000K, RGB
- Color rendering : Ra>85
- Energy efficiency : 85lm/W
- Degree of protection : IP66



Model Name	Power Input (V)	Lamp Power (W)	A (mm)	B (mm)	C (mm)
ODV340K-24V	DC24	2.9	140.4	15	22.1
ODV640K-24V	DC24	5.8	280.5	15	22.1
ODV1240K-24V	DC24	11.6	560	15	22.1
ODV1840K-24V	DC24	17.4	839	15	22.1



OW1725 – SOUTHRIDGE™ **VISA LIGHTING**

Type: WL- Project: Havertys Furniture VisaLighting.com/products/Southernridge

Fill in shaded boxes using information listed below

Order Code: **OW1725** **L35K-H** - **MVOLT** **BMAT**

MODEL SOURCE VOLTAGE FINISH OPTION(S)

A SOURCE [Select one] **B VOLTAGE [Select one]**

MVOLT fixture accepts T20 through T27 input voltage
LED sources are E3CR, with 3 step MacAdam and are dimmable 0-10V @ 1%

LED Sources	CCT	Delivered Lumens	Power (Watt)	Voltage
L30K-L	3000K	1400	31	MVOLT
L35K-L	3500K	1500		
L40K-L	4000K	1500		
L30K-H	3000K	2200	50	
L35K-H	3500K	2200		
L40K-H	4000K	2300		

C FINISH [Select one Housing Finish] See page 2 for color chart

Powder Coat Painted Finishes (Standard)

AG7038	Agate Grey	CVBL	Cove Blue	GW9002	Grey White	PB1035	Pearl Beige
BMAT	Bronze Matte	CW9001	Cream	HTHR	Heather	RUST	Rust
BRNZ	Bronze	GLIM	Glimmer	JB9005	Jet Black	SUNG	Sungold
BSIL	Blade Silver	GSIL	Graphite Silver	OBRZ	Old Bronze	TW9016	Traffic White

D OPTIONS (Multiple Selections Allowed)

Option availability may be interdependent with Voltage, Source or Other Options

- BCS Brightness control shield for steep viewing angle
- XPS Express 10 day shipping, items marked with a bullet (•) are not available with XPS

DIMENSIONS

Depth is measured from wall to front of fixture
Mounting Center is measured from top of fixture to center of mounting hole

W = Width	H = Height	D = Depth	MC = Mounting Center
W 18"	H 18"	D 5-5/8"	MC 9"
(457 mm)	(457 mm)	(143 mm)	(229 mm)

TW9016 Traffic White (RAL9016)	CW9001 Cream (RAL9001)	GW9002 Grey White (RAL9002)	JB9005 Jet Black (RAL9005)	AG7038 Agate Grey (RAL7038)	HTHR Heather	CVBL Cove Blue
BSIL Blade Silver	GSIL Graphite Silver	GLIM Glimmer	SUNG Sungold	BRNZ Bronze		
OBRZ Old Bronze	BMAT Bronze Matte	PB1035 Pearl Beige (RAL1035)	RUST Rust			



GREENVILLE, SC



LUBBOCK, TX



GREENSBORO, NC



COLUMBIA, SC